

Town of Hampton



PLAN REVIEW COMMITTEE

MINUTES

June 22, 2016– 2:00 PM
Selectmen's Meeting Room

PRESENT: Jason Bachand, Town Planner
Rayann Dionne, Conservation Coordinator
Bill Paine, Fire Prevention
Jennifer Hale, Deputy Director DPW
Bill Straub, CMA Engineers
Mike Bernier, Aquarion

Absent: Kevin Schultz, Building Inspector
Richard Sawyer, Police Chief
Scott Wade, Unitil
Laurie Olivier, Office Manager, Planning

230 Exeter Road

Map: 68 Lot: 7-2

Applicant: Two Hundred Thirty Exeter Road, LLC

Subdivision and Minor Lot Line Adjustment; Subdivide property into two buildable lots with frontage on Exeter Road; Lot Line Adjustment to grant the Town 11.5 acres of land to be combined with Map 87, Lot 6A.

Wetlands Permit: Relocate existing drainage line to a new location to provide easement to the Town for future maintenance.

Waiver Request: Section VII.C.5 – Stormwater Management of Subdivisions Regulations

Joe Coronati (Jones and Beach) appeared with Peter Ross (applicant). Mr. Coronati discussed the application. The site is a 13 acre parcel. They have been before the PRC before for this site. Two residential lots are proposed. The rear land is proposed to be deeded to the Town. When the plan is revised, the building lot sizes will get smaller and the open space area will get larger. The back area currently shown for the building lots is not usable anyway. Two houses are proposed; they will be similar to those at the Grist Mill Condos. Mr. Coronati said this subdivision was approached as a site design; it is a tricky 2 lot subdivision with slopes, etc. One shared entrance is proposed for the two lots; the split is approximately 30 feet in. A drain line currently runs through the property. Replacement of the old CMP pipe is proposed, with a new drain line and an easement to be provided to the Town. The CMP pipe there now is 15", Mr. Coronati thought it was 12". **That will be addressed.** The water line is already stubbed at the property and is capped. House services will be provided off the 8" line. The sewer service is already stubbed at the property and has been there for some time. Two E-1 systems to a common force main are proposed. Gas service is located at the street along the property. There will be no need to open anything on Exeter Road, which was recently repaved. Mr. Coronati said that a drainage waiver has been requested with the application. The wetland system was described by Mr. Coronati. The land to be deeded to the Town has a significant amount of wetlands. It was noted that the neighboring lots drain into the wetlands on this property. There is only one Wetland Conservation District impact proposed, and that is for drainage work (the end of the pipe is in the 50 foot buffer). A wetland permit application has been submitted.

Mr. Straub said the variances received from the ZBA should be listed on the plan and there was concurrence on this. Mr. Bachand added they should be listed on the plan sheet to be recorded.

Mr. Straub asked about the mechanism to transfer the land to the Town. It will have to go to the Selectmen for approval. Peter Ross said that he has a mortgage on the land, and he will transfer the land to the Town upon payment of the mortgage. There will be additional documentation to ensure he does not back out. Mr. Straub asked what happens if the Town does not want to take the land; will it affect the proposed subdivision? Mr. Ross said it will not.

Mr. Straub discussed drainage and the pipe capacity. He said a 20' easement width was ok subject to DPW concurrence. Mr. Straub asked if the erosion control notes on the plan are serving as the grading plan. Mr. Coronati replied stating yes. Mr. Straub asked if the drainage and grading need to be elaborated upon. **Mr. Coronati will look into this.** A single silt fence may not be satisfactory per Mr. Straub. More focus should be placed on erosion control. Mr. Straub noted that a manhole is proposed in the Town right-of-way, and it was confirmed it should be there. The Town will take it over.

Regarding water, Mr. Straub asked that the plans show the nearest hydrant location.

Regarding sewer, Mr. Straub said the E-1 concept is ok. Is this PVC pipe service was asked. Mr. Coronati will call out the specifics. It was asked if the sanitary manhole should be on the applicant's property. Jen Hale said it depends. The Town will require the manhole.

Mr. Straub asked if there was a need for landscape treatment. Mr. Bachand agreed and will elaborate on this. It was also suggested that the plan show the (tree) clearing line / limits of disturbance.

Mr. Bachand noted comments from Kevin Schultz. Mr. Schultz indicated that variances were granted for the project (Article 4.2 – Frontage and Article 4.3 – Lot Width). He also noted that a Motion for Rehearing of the ZBA approval was filed by an abutter. Mr. Ross expressed that this filing was unnecessary as the abutter's concerns have been addressed. He explained the change in lot configuration and that he followed through on what the ZBA told him to do (reconfigure the building lots and straighten the house on Lot 1).

Mr. Bachand said a Book/Page number should be provided for the subject property as was done for the abutters. Deeding of the land to the Town was discussed; this requires Board of Selectmen approval. Mr. Bachand suggested some style variation between the two houses to ensure the single family neighborhood character is maintained and the project doesn't look "condo-like". He also discussed adding landscaping treatments and buffer areas from neighboring properties to the plan. Mr. Bachand asked if there would be a homeowner's association and/or if an easement plan would be provided. An easement plan will be provided per Mr. Coronati. Buildings and driveways, utilities, etc. should be shown. Mr. Bachand noted **that the plan sheets need to be corrected to accurately identify the lot number – should be "Map 68, Lot 7-2" but currently reads ...Lot 72.** He also reiterated the need to list the variances on the recorded plan.

Ms. Hale noted that she will be providing her comments to the applicant via email.

Ms. Hale asked if Note 18 was relevant or needed to be removed. She also identified a note regarding encroachments and asked what it was about. Mr. Coronati said someone along Langdale Road has been using the applicant's property to store things and this needs to be addressed. Inverts were discussed; plan shows inverts in but no inverts out. **Ms. Hale expressed the need for easements to be granted.** Driveway permitting was discussed. **Ms. Hale said the Planning Board should approve the driveway configuration at the time of this application so the applicant does not need to return to the Board for an appeal.** Otherwise, DPW would need to deny the permit for a driveway as proposed. **The width of the driveway should be noted on the plan.** Ms. Hale would like to see a note on the plan that expressly states that all work will not disturb the pavement on Exeter Road. She would also like to see a note to buyers of the lots regarding the E-1 system – they should know what they are getting into. Perhaps this could be provided on the utility plan. **It should be noted that sewer lines are private and maintenance is the responsibility of the landowner.**

Ms. Dionne indicated that the 12 foot setback from the Wetland Conservation District is incorrectly labeled on Plan Sheet A1. She also noted that the buffer line was off for Lot 1. Ms. **Dionne said the wetland stamp was missing from the plans and must** be provided, and also that the plan should identify **where the wetland buffer markers will be located**. She also said that the note regarding the “encroachments to be removed” should be clarified. **Permeable pavers were discussed – if they are provided there should be details**. It was asked if there will be AC units and generators. Ms. Dionne asked if the note combining the existing Town land (Map 87, Lot 6A) with the deeded land is necessary. Mr. Ross noted the land will be deeded strictly to the Town.

Mr. Paine discussed the width of the shared driveway. He had no further comments.

Mr. Bernier noted that Aquarion has made a significant investment in this area for two houses. He thought there would be more substantial development here. It was noted by the PRC that the Town did not ask for an 8” main, it was for the previous project that did not happen. Mr. Bernier feels there should be some reimbursement. Ms. Hale noted that, from the Town’s perspective, it does not involve us. It was installed but there was no project.

It was determined that a second PRC meeting is unnecessary. The applicant was reminded of the July 13th resubmittal deadline to be scheduled for the Planning Board meeting of August 3rd. The applicant was also advised to monitor the status of the Motion for Rehearing, which could affect when this application is ultimately heard by the Planning Board.

Meeting ended at 3:05 p.m.

Jason M. Bachand, AICP
Town Planner